



Agenda Item Number: 2006-1-8G

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 10, 2006

Department: Infrastructure Planning **Staff Contact:** Tim West, Deputy County Manager or Public Works and Geo Resources
Steve Miller, Department Director
Ray Orona, ROW Manager

TITLE: Sale of Parcels E-4 and E-7A of North Albuquerque Acres

ACTION: Motion to approve:

1. Sale of Parcels E-4 and E-7A of North Albuquerque Acres by Quitclaim Deed to Esmail Haidari, Pursuant to State Statutes 13-6-2 and 13-6-2.1.
2. Administrative Resolution **AR** -**2006** supporting approval of the sale.
3. Financial Resolution **FR** - **2006** increasing the budget and accepting \$215,500 from the sale of Parcels E-4 and E-7A of North Albuquerque Acres.

SUMMARY:

Notification of RFB #0036-06-RS for the Sale of Paseo del Norte Non Right-of-Way Properties, which included the sale of nine unimproved parcels, was published in the Albuquerque Journal on October 27, 2005. Parcels E-4 and E-7A, two of the nine parcels, located at the southeast corner of Paseo del Norte and Barstow NE, North Albuquerque Acres received one bid on November 23, 2005 from Esmail Haidari in the amount of \$215,500 for an average price per square foot of \$1.80. The market value appraisal by Charles Graham Appraisal & Consulting Services, dated May 18, 2005, estimated the value of this parcel to be \$185,200. Parcel E-4 was valued at \$81,700 or \$5.00 per square foot and Parcel E-7A was value at \$103,500 or \$1.00 per square foot. Upon the Board's approval, the County must submit a request to the State Board of Finance, including an Administrative Resolution, authorizing the sale and a provision making the sale subject to approval by the State Board of Finance.

The County purchased both properties on May 24, 1996 from the Estate of Anne Pickard for \$287,625.60 or \$2.40 per square foot for the Paseo del Norte road construction. Bernalillo County Public Works Division has determined that this excess land is no longer required for any other public project and its sale to generate funding for other County/Federal projects is in the best public interest. There are no adverse impacts to any public agency or the well being of the public. This land will be returned to the private sector increasing the tax base and make funds available to the County for other federally funded projects within Bernalillo County. The sale of these properties will result in a loss to the County of \$102,425.60 due to the diminished land use capacity of parcel E-7A by the Paseo project severance. However, this parcel's ultimate use

would be to serve as open space and or hydrology requirements for the developed use of Parcel E-4 and as such should be sold jointly.

ATTACHMENTS:

1. Quitclaim Deed and Legal Description
2. Copy of Current Appraisal and State Taxation & Revenue Review
3. Sale Justification and Recommendation/BC Public Works
4. RFB Summary
5. One (1) Original Real Estate Purchase Agreement
6. Administrative Resolution **AR -2005**
7. Financial Resolution **FR - 2005**
8. State Statute 13-6-2
9. State Statute 13-6-2.1

FISCAL IMPACT

Federal Projects Funds	BC12-566463-7999	\$215,500
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STAFF ANALYSIS SUMMARY

COUNTY MANAGER

County Public Works determined that theses parcels are excess land and is in the best interest of the public to sell and generate funding for other Bernalillo County road projects. I recommend Board approval. TL 01/04/2006

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

I recommend approval of the sale to the one bidder whose bid was higher than the appraised value. Finalization of sale is subject to State Board of Finance approval. TW 12/20/05

LEGAL

The proposed sale is made in accordance with applicable laws and regulations. JSL 12/27/05

FINANCE

Budget	Revenue from the sale of this property will generate funding for other County/Federal projects. If the Board approves the financial resolution, funds will be available in the above line item as soon as the proceeds are received and deposited. Amy Childers, Financial Specialist 12/21/05
Purchasing	Proper purchasing procedures were followed in the solicitation, evaluation and award of RFB 0036-06-RS. Rosanna Suazo, Purchasing Administrator 12/19/05
Contracts	Contract Control Number 2005-0679 has been issued for the Real Estate Purchase Agreement on the sale of Parcels E-4 and E-7A of North Albuquerque Acres to Esmail Haidari. Rosanna Suazo, Purchasing Administrator 12/20/05
Risk Management	No comment necessary. David Baca, Risk Management 12/20/05